142.A	0002	0065.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,300 /	797,300
					USE VALUE:	797,300 /	797,300
					ASSESSED:	797,300 /	797,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #: 65

Owner 1:	TINTOCALIS MELISA &	
Owner 2:	GAUTHIER CHRISTOPHER R	
Owner 3:		
Street 1:	65 NEWPORT ST UNIT 65	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	JUREIDINI IMAD/SUSAN -
Owner 2:	-
Street 1:	65 NEWPORT ST UNIT 65
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 2416 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	793,800	3,500		797,300
Total Card	0.000	793,800	3,500		797,300
Total Parcel	0.000	793,800	3,500		797,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.01 | /Parcel: 330.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 280306
GIS Ref:
GIS Ref:
Insp Date: 09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.A-0002-0065.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	781,800	3500	.		785,300	785,300	Year End Roll	12/18/2019
2019	102	FV	675,300	3500	.		678,800	678,800	Year End Roll	1/3/2019
2018	102	FV	596,900	3500	.		600,400	600,400	Year End Roll	12/20/2017
2017	102	FV	544,000	3500	.		547,500	547,500	Year End Roll	1/3/2017
2016	102	FV	544,000	3500	.		547,500	547,500	Year End	1/4/2016
2015	102	FV	502,500	3500	.		506,000	506,000	Year End Roll	12/11/2014
2014	102	FV	479,400	3500	.		482,900	482,900	Year End Roll	12/16/2013
2013	102	FV	479,400	3500	.		482,900	482,900		12/13/2012

!15463!

PRINT

Date	Time
12/11/20	05:10:50

LAST REV

Date	Time
09/17/18	13:50:12

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15463

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUREIDINI IMAD/	63575-184		5/6/2014		583,500	No	No		
FERTIK JOSHUA G	53125-185		7/1/2009		504,200	No	No		
CAMPBELL LINDA	47642-583		6/16/2006		547,000	No	No		

USER DEFINED

Prior Id # 1:	91386
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2015	485	Solar Pa	36,488					

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Measured	DGM	D Mann
6/2/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
5/2/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7844													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	70.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.08460259
Const Adj.:	0.98000199
Adj $ / SQ:	313.559
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	889937
Depreciation:	96113
Depreciated Total:	793824

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	329.24
Special Features:	0	Val/Su Net:	328.56
Final Total:	793800	Val/Su SzAd	328.56

SKETCH

UnSketched SubAreas:
GLA: 2416,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,416	313.560	757,559

Net Sketched Area:	2,416		Total:	757,559	
Size Ad	2416	Gross Are	2416	FinArea	2416

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.A-0002-0065.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X9	A	GD	1960	30.43	T	30	102			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500

IMAGE

AssessPro Patriot Properties, Inc